

Pride Home Inspections, LLC.

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www.phi-sc.com

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you buy or sell your property**



Pride Home Inspection, LLC

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Prepared Exclusively For - *Johnnie Public*



115 Springs Dr

Site Information

Main Entry - West

Est. Age - 9 Years

Weather - Sunny

Temp. - 90 F

Inspection Information

Date - 07/25/2013

Arrival Time - 04:30 PM

Departure Time - 06:35 PM

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Structure

Building

Type - Single

Construction - Wood Frame

Foundation - Poured Concrete

Floor Framing - Concrete Slab

Wall Framing - Wood Stud

Heating/Cooling

Cooling System #1

Type - Heat Pump

Operation - Tested

Manufacturer - Carrier

Capacity - 2 1/2 TON

Age - 7-10 Years

Findings

The air conditioning system did not respond when its controls were operated. This system was not fully evaluated.

Recommend the client(s) consult with the property owner(s) as to how it operates and have a qualified licensed heating and cooling contractor evaluate and make repairs if necessary.

Rating - EVALUATE/REPAIR

Findings

The estimated useful life for air conditioning compressors is 8 to 15 years. This unit appears to be approaching this age and may need replacing at any time.

Recommend budgeting for a replacement in the near future.

Rating - MAJOR DEFECT

Cooling System #2

Type - Heat Pump

Operation - Tested

Manufacturer - Carrier

Capacity - 1 1/2 TON

Age - 7-10 Years

Findings

The air conditioning system did not respond when its controls were operated. This system was not fully evaluated.

Recommend the client(s) consult with the property owner(s) as to how it operates and have a qualified licensed heating and cooling contractor evaluate and make repairs if necessary.

Rating - EVALUATE/REPAIR

Findings

The estimated useful life for air conditioning compressors is 8 to 15 years. This unit appears to be approaching this age and may need replacing at any time.

Recommend budgeting for a replacement in the near future.

Rating - MAJOR DEFECT

Heating/Cooling

Heating System #1

Type - Heat Pump

Age - 8-10 Years

Fuel Pipe - PVC

Chimney - N/A

Filter - Disposable

Manufacturer - Comfort Aire

Fuel - Gas

Heat Exchanger - Not Checked

Humidifier - N/A

Turned On by Thermostat - Fired

Capacity - 100,000 BTU

Fuel Service - Public Gas

Exhaust Flue - Metal

Distribution - Ductwork

Outside units have a normal life of 6-10 years. Heat pumps need to be serviced at least once a year. Adequate air flow is more critical than with other forced air systems; the filter should be kept clean. It is not advisable to shut off supply grilles to rooms except as required to balance heat and cooling.

Gas fired furnaces have a normal life of 15-20 years.

The heat exchanger in a gas or oil furnace is as much as or more than 50% hidden from view; in most cases it cannot be fully examined and its condition determined without being disassembled. Our evaluation of this unit is based on the visibility of the readily accessible areas without disassembling the furnace.

Air filters should be changed once every 30-60 days to provide proper air circulation throughout the house.

Heating System #2

Type - Heat Pump

Age - 8-10 Years

Fuel Pipe - N/A

Chimney - N/A

Filter - Disposable

Manufacturer - Comfort Aire

Fuel - Electric

Heat Exchanger - N/A

Humidifier - N/A

Turned On by Thermostat - Not Tested
Due To Temperature

Capacity - 100,000 BTU

Fuel Service - N/A

Exhaust Flue - N/A

Distribution - Ductwork

Outside units have a normal life of 6-10 years. Heat pumps need to be serviced at least once a year. Adequate air flow is more critical than with other forced air systems; the filter should be kept clean. It is not advisable to shut off supply grilles to rooms except as required to balance heat and cooling.

Air filters should be changed once every 30-60 days to provide proper air circulation throughout the house.

Plumbing

Water Heater #1

Fuel - Gas

Capacity - 67 Gallons

Age - 7-10 Years

Ample For - 5 People

Findings

The water heater was turned off at the time of the inspection. For example, circuit breaker turned off, gas supply turned off or pilot light turned off. The inspector was unable to fully evaluate the water heater.

7/28/13 Reinspection revealed that the water heater was working properly. The gas was turned on and was able to evaluate Hot water heater

Rating - SERVICE/REPAIR

Water Heater #2

Fuel -

Capacity -

Age -

Ample For -

Plumbing

Water Service

Type - Public

Pipe - Unknown

Well Flow - Not Applicable

Shutoff - Outside

Waste Discharge - PVC,

Service - Public

Septic Dye Test Results - Not Applicable

Hose Bibbs

Condition - Operating

Weather Proofing - Not Freeze Protected

Bathroom(s)

Bathroom #1

Location - Hallway

Bath - N/A

Flooring Covering - Vinyl

Type - Half

Shower Wall Covering - N/A

Ventilation - Fan

Findings

Bathroom sink was tested and no evidence of current or prior leak(s) were found. The bathroom sink was in good working order at the time of inspection.

Rating - COMMENT

Bathroom #2

Location - Master

Bath - Tub and Shower

Flooring Covering - Vinyl

Type - Full

Shower Wall Covering - Fiberglass Surround

Ventilation - Fan

Findings

Bathroom sink was tested and no evidence of current or prior leak(s) were found. The bathroom sink was in good working order at the time of inspection.

Rating - COMMENT

Bathroom #3

Location - Upstairs Hallway

Bath - Tub and Shower

Flooring Covering - Vinyl

Type - Full

Shower Wall Covering - Fiberglass Surround

Ventilation - Fan

Findings

Bathroom sink was tested and no evidence of current or prior leak(s) were found. The bathroom sink was in good working order at the time of inspection.

Rating - COMMENT

Electrical

Electrical

Service

Entrance - Underground

Cable - 120/240 Volt Aluminum

Size - 200 AMP

Panel Box

Location - Garage

Type - Circuit Breakers

Ground - Grounded and Bonded

Circuits/Conductors

Circuits - Ample

Conductors - Copper

Outlets/Fixtures

Condition - Satisfactory

GFCI - Present

Smoke / CO Detector - Functioning

Kitchen/Laundry

Floor Covering - Vinyl

Cabinets and Countertops - Satisfactory

Sink, Faucet and Disposal

Sink - Satisfactory

Faucet - Satisfactory

Disposal - Satisfactory

Findings

Kitchen sink was tested and no evidence of current or prior leak(s) were found. The kitchen sink was in good working order at the time of inspection.

Rating - COMMENT

Findings

Caulk is missing and/or deteriorated where countertops meet backsplashes in wet areas, such as around sinks. Caulk should be remove, clean and replace where deteriorated and/or applied where missing to prevent water damage.

Rating - SERVICE/REPAIR

Oven/Range

Condition - Operated

Fuel - Electric

Exhaust Fan - Ductless

Approximate Age - 6-10 years

Dishwasher

Condition - Not Operated

Air Gap - Present

Approximate Age - 6-10 years

Findings

The dishwasher was excluded from the inspection. Inspector will inspect the dishwasher when the gas will be turned on and will be reinspected.

7/28/13 Reinspection revealed that the dishwasher was inspected and was found to be working properly.

Rating - COMMENT

Other Appliances - Microwave Oven,

Kitchen/Laundry

Dryer Service

Fuel - Electric

Vent - Vented Outside

Interior/Fireplace(s)

Fireplace #1

Type - Gas Prefab

Damper - N/A

Chimney Construction - N/A

Chimney Liner - Metal

Chimney Observation - N/A

Findings

The gas supply for one or more gas fireplaces and/or stoves was turned off. The fireplace(s) that have gas for a fuel source could not be fully evaluated and there fore are excluded from this inspection.

Rating - COMMENT

Floors - Carpet, Vinyl, Hardwood,

Type - Concrete

Findings

Carpeting in one or more rooms is soiled and/or stained.

Recommend having carpeting professionally cleaned as necessary.

Rating - SERVICE/REPAIR

Findings

Carpeting in one or more rooms is loose and poses a trip hazard.

Recommend having a qualified licensed carpeting installation contractor restretch or replace carpet as necessary.

Rating - SERVICE/REPAIR

Walls and Ceilings

Walls - Drywall

Ceilings - Drywall

Stairs

Condition - Sound

Handrail - Present

Doors - Hollow Wood

Windows

Style - Single Hung

Construction - Vinyl

Type - Insulated Glass

Roof/Attic

Roof/Attic

Attic Area #1

Access - Side Doors

Storage - Light

Insulation Installed In - Walls and Floor

Ventilation - Soffit Vents

Method Viewed - Crawled

Insulation Type - Fiberglass

Insulation R-Value - 7-10 Inches R 19

Findings

Dark stains were visible on the roof structure in one or more areas. These areas were dry at the time of the inspection, but the OSB board was black and crumbling to the touch. The stains may be caused by a past or active leak.

Recommend having a licensed qualified contractor evaluate and repair as necessary.

Rating - MAJOR DEFECT



Attic Area #2

Access - Side Doors

Storage - Light

Insulation Installed In - Walls and Floor

Ventilation - Soffit Vents

Method Viewed - Crawled

Insulation Type - Fiberglass

Insulation R-Value - 7-10 Inches R 19

Roof/Attic

Attic Area #3

Access - Scuttlehole

Storage - Light

Insulation Installed In - Attic Floor

Ventilation - Soffit and Ridge Vents

Method Viewed - Walked

Insulation Type - Cellulose

Insulation R-Value - 11-14 Inches R 30

Flashing, Gutters and Downspouts

Flashing - Aluminum

Gutters and Downspouts - Not Present

Roof Area #1

Location - Main

Type - Gable

Layers - One

Condition - Needs Repairs

Access - Viewed from top of ladder

Covering - Composition

Approximate Age - 6-10 years

Findings

One or more composition shingles are damaged, and/or missing, and should be replaced. Leaks may occur as a result.

Recommend having a qualified licensed roofing contractor evaluate and make repairs as necessary.

Rating - EVALUATE/REPAIR

Findings

Ridge vent was damaged and/or missing from the main section of the room. It is allowing rain water to come into the Attic space.

Recommend having a licensed contractor evaluate and repair as necessary.

Rating - EVALUATE/REPAIR



Exterior

Doors - Solid Wood

Wall Covering - Vinyl,

Exterior Trim - No Signs of Rot

Garage/Carport

Type - Attached

Door Operator - Operated

Safety Reverse - Proper Sensitivity

Porch/Steps

Porch - Concrete with Guardrail

Steps - Concrete

Grounds

Grading/Drainage - Proper Slope

Sidewalk/Driveway

Sidewalk - Concrete

Driveway - Concrete

Patio/Deck

Patio - N/A

Deck - No Rot Noted

Findings

The patio railing on the stairs going down to the backyard was loose.

Recommend a licensed contractor evaluate and repair as necessary.

Rating - EVALUATE/REPAIR

Findings

One or more plank boards on the deck are damaged and /or deteriorating.

Recommend having a licensed contractor evaluate and repair as necessary.

Rating - EVALUATE/REPAIR

Findings

The deck on the rear of the structure appeared worn and in need of resealing.

Recommend pressure washing deck(s) and railing(s) and treating with a preservative claiming to waterproof, block ultraviolet light, and stop mildew.

Rating - SERVICE/REPAIR

Findings

The Porch deck on the 2nd story of the structure appeared worn and in need of resealing.

Recommend pressure washing deck(s) and railing(s) and treating with a preservative claiming to waterproof, block ultraviolet light, and stop mildew.

Rating - SERVICE/REPAIR

Grounds

Landscaping - Needs Trimming

Findings

Fences and/or gates are damaged and/or deteriorated in some areas. A qualified contractor should evaluate and make repairs or replace sections as necessary.

Rating - REPAIR/REPLACE

Findings

Trees and/or shrubs are in contact with or are close to the roof edge(s) in one or more areas. Damage to the roof may result, especially during high winds. Vegetation can also act as a conduit for wood destroying insects.

Recommend pruning back and/or removing the vegetation as necessary to prevent damage and infestation by wood destroying insects.

Rating - SERVICE/REPAIR

Findings

The fencing on the rear of the structure appeared worn and in need of resealing and/or possibly have been striped by the lawn maintenance

Recommend pressure washing fence(s) and railing(s) and treating with a preservative claiming to waterproof, block ultraviolet light, and stop mildew.

Rating - EVALUATE/REPAIR